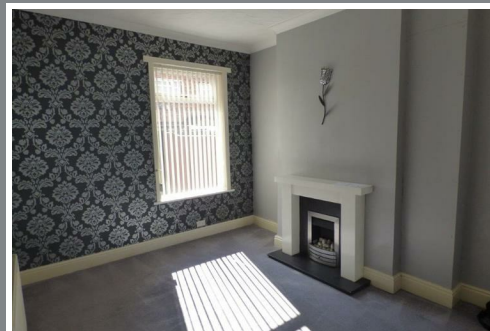




23 Westminster Avenue, Hull, East Yorkshire, HU8 9AG

- Well presented end of terrace
- GCH and uPVC DG
- Fitted kitchen
- Yard to the rear
- Three bedrooms
- Two reception rooms
- Good size family home
- Bond £685-VIEW NOW

£595 Per Calendar Month



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23 Westminster Avenue, Hull, East Yorkshire, HU8 9AG

WELL PRESENTED END TERRACE-IMPROVED BY LANDLORD-GOOD SIZE FAMILY HOME. Available now is this end terrace property that must be viewed. With gas central heating and uPVC double glazing and family size accommodation including an entrance hall, lounge, dining room and kitchen to the ground floor with three bedrooms to the first floor and a bathroom. Forecourt to the front and yard to the rear. Bond £685. VIEW NOW.

Ground Floor

Entrance

Enter via a uPVC double glazed door into the hall.

Entrance Hall

Single radiator. Stairs to first floor accommodation. Doors leading into dining room and kitchen. Understairs storage and meter cupboard.

Dining Room

11'11 x 10'11 (3.63m x 3.33m)

A uPVC double glazed window to the rear. Feature fire place with electric fire. Single radiator. Opening into lounge.

Lounge

13'3 x 12'0 (4.04m x 3.66m)

Double radiator. Feature fire place with electric fire. A uPVC double glazed bay window to the front. TV aerial. Telephone point.

Kitchen

11'6 x 10'2 (3.51m x 3.10m)

A uPVC double glazed window to the side. Fitted with a range of base, wall and drawer units with work surfaces. Gas hob and an electric oven. Extractor over. One and a half stainless steel sink unit with mixer tap. Single radiator. Tiled splash backs. Plumbing for automatic washing machine. Space for a fridge freezer. A uPVC double glazed door to the rear.

First Floor/Landing

Doors leading into three bedrooms and bathroom. Loft hatch.

Bedroom One

16'6 x 12'1 (5.03m x 3.68m)

Two uPVC double glazed windows to the front aspect. TV aerial. Double radiator.

Bedroom Two

11'11 x 11'6 (3.63m x 3.51m)

A uPVC double glazed window to the rear. Double radiator. Cupboard with combi-boiler.

Bedroom Three

10'2 x 5'10 (3.10m x 1.78m)

A uPVC double glazed window to the rear. Single radiator.

Bathroom

7'2 x 5'0 (2.18m x 1.52m)

A uPVC double glazed window to the side. Panel bath with plumbed in shower. Pedestal wash hand basin and low level flush W.C. Tiled splash backs. Shaving point.

External

Small forecourt to the front. At the rear there is a yard and a storage area. Side gate and outside tap.

Services

The mains service gas, water, electric and drainage are connected to the property. The property has a combi boiler providing gas central heating and hot water.

Energy Performance Certificate

The current energy rating on the property is D(59)

Outgoings

From Internet enquiries with the Valuation Office Website the property has been placed in Band A for Council Tax purposes, Local Authority Reference number 00190218002307. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

References and Security Bond

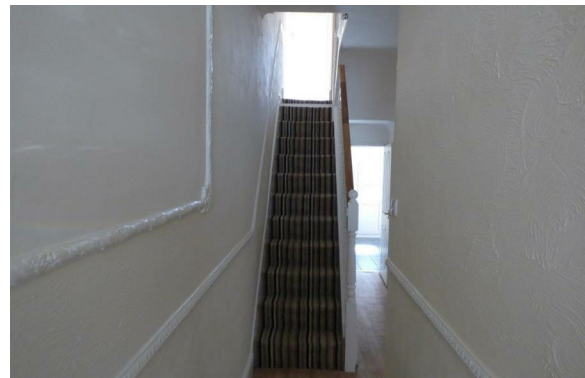
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. The security bond required for the property is £675 which will be payable on the moving date together with the first month's rent of £595. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

Viewing

Strictly through the sole agents Leonard (01482) 375212.

Valuation/Free Market Appraisal

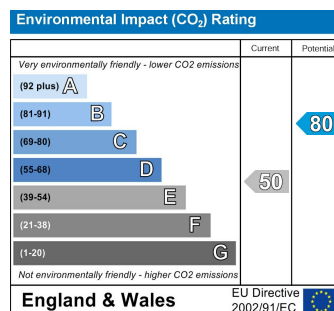
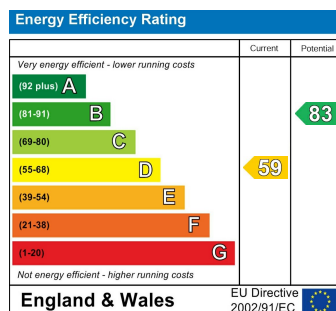
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